176.0	0007	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	523,300 / 523,300
					USE VALUE:	523,300 / 523,300
					ASSESSED:	523,300 / 523,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAPOLITANO ALFRED/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	40 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NAPOLITANO ALFRED -
Owner 2:	NAPOLITANO ELIZABETH -
Street 1:	40 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,310 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2310.000	180,800		342,500	523,300
Total Card	0.053	180,800		342,500	523,300
Total Parcel	0.053	180,800		342,500	523,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.95 | /Parcel: 369.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118642

GIS Ref

GIS Ref

Insp Date 08/15/18

!13789!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0007-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	180,700	0	2,310.	342,500	523,200	523,200	Year End Roll	12/18/2019
2019	101	FV	169,700	0	2,310.	337,600	507,300	507,300	Year End Roll	1/3/2019
2018	101	FV	172,000	0	2,310.	259,300	431,300	431,300	Year End Roll	12/20/2017
2017	101	FV	172,000	0	2,310.	244,600	416,600	416,600	Year End Roll	1/3/2017
2016	101	FV	172,000	0	2,310.	225,100	397,100	397,100	Year End	1/4/2016
2015	101	FV	162,200	0	2,310.	210,400	372,600	372,600	Year End Roll	12/11/2014
2014	101	FV	162,200	0	2,310.	193,800	356,000	356,000	Year End Roll	12/16/2013
2013	101	FV	162,200	0	2,310.	193,800	356,000	356,000		12/13/2012

PRINT

Date	Time
12/11/20	03:41:42

LAST REV

Date	Time
03/13/19	08:18:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13789

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAPOLITANO ALFR	62343-137		7/30/2013	Convenience	10	No	No		
	10205-588		1/22/1963			No	No		Elizabeth Napolitano dod 2/21/2013

USER DEFINED

Prior Id # 1:	118642
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Inspected	BS	Barbara S
7/9/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	345	PATRIOT
3/30/2001	Inspected	197	PATRIOT
11/14/2000	Hearing Chag	189	PATRIOT
12/21/1999	Mailer Sent		
12/16/1999	Measured	276	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2310		Sq. Ft.	Site		0	70.	2.12	6									342,510						342,500	

Total AC/HA: 0.05303 | Total SF/SM: 2310 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 342,510 | Spl Credit | Total: 342,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.01888812
Adj $ / SQ:	178.815
Other Features:	59000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	302782
Depreciation:	122021
Depreciated Total:	180761

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

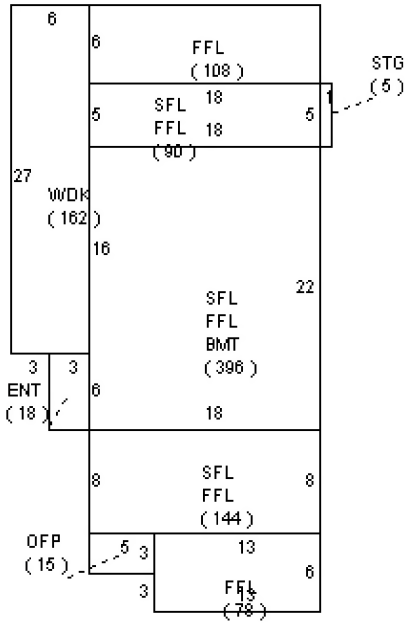
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.93
Special Features:	0	Val/Su Net:	89.95
Final Total:	180800	Val/Su SzAd	127.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	178.810	145,913
SFL	Second Floor	598	178.810	107,021
BMT	Basement	396	53.640	21,243
WDK	Deck	162	12.400	2,009
ENT	ENTRY	18	26.900	484
OFP	Open Porch	15	44.830	672
STG	Storage	5	16.300	82
	Net Sketched Area:	2,010	Total:	277,424
Size Ad	1414.4999	Gross Are	2042	FinArea 1414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0007-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	